



mansbridgebalment

BERE ALSTON

£175,000



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# 14 Mayflower Close, Bere Alston PL20 7DA

## SITUATION AND DESCRIPTION

Offered with no onward chain, a two double bedroom semi-detached bungalow set on a level plot and well situated in a quiet end of cul de sac position within walking distance of the village centre, its amenities and good transport links.

The village of Bere Alston offers a wide range of shopping facilities as well as a post office, doctors' surgery, chemist and highly rated primary school. The Tamar Valley railway line links Bere Alston to Plymouth in 20 minutes, with connections from there to London. The unspoilt surroundings of the Tamar Valley with its rolling hills, meandering rivers and ancient woodlands are ideally suited to those who enjoy walking, riding and water sports.

The market town of Tavistock is a 5 mile drive away and offers a variety of additional facilities including a number of supermarkets, The Wharf Cultural Centre, notable boutiques, delicatessens and the Pannier Market.

This light and airy bungalow benefits from mature and well stocked gardens on three sides, driveway parking for two vehicles and a single garage. The accommodation briefly comprises: entrance hall; kitchen/breakfast room; sitting room with open fire; two double bedrooms and shower room. The property has electric night storage heating and PVCu double glazing throughout.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Obscure PVCu double glazed front door leading into:

### ENTRANCE HALL

Cupboard with fuse boxes; floor mounted Creda night storage heater.

### KITCHEN/BREAKFAST ROOM

13' 4" x 9' 3" (4.06m x 2.82m)

Fitted with a matching range of wall and base cabinets with concealed lighting and contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel sink unit with mixer tap and drainer; built-in Hotpoint oven and grill with matching inset four ring electric hob above with concealed extractor fan over; space and plumbing for automatic washing machine; space for under counter fridge; wall hung fold-away table; built-in airing cupboard with shelving housing a lagged water cylinder with immersion; PVCu double glazed windows to both side and rear aspects overlooking rear garden; PVCu double glazed door to side providing access to garden; floor mounted Creda night storage heater.

### SITTING ROOM

12' 3" x 11' 8" (3.73m x 3.56m) minimum - not including recess

Feature stone open fireplace; television point; telephone point; PVCu double glazed window to front overlooking garden; floor mounted Creda night storage heater.





#### **BEDROOM ONE**

10' 6" x 10' (3.2m x 3.05m)

Built-in bedroom furniture including triple wardrobe with hanging and storage and chest of drawers; PVCu double glazed window to front overlooking garden; floor mounted Creda night storage heater.

#### **BEDROOM TWO**

10' 6" x 10' (3.2m x 3.05m)

PVCu double glazed window to rear overlooking garden; floor mounted Creda night storage heater.

#### **SHOWER ROOM**

6' 6" x 5' 7" (1.98m x 1.7m)

Fitted with a white suite comprising tiled shower cubicle housing a Mira Sport shower, low level WC with concealed cistern, inset wash handbasin with tiled splashbacks and storage cupboards beneath; spotlighting; access to loft space; obscure PVCu double glazed window to rear; heated towel rail.

#### **OUTSIDE:**

The property benefits from mature gardens on three sides. To the front a tarmac driveway providing off-road parking for two vehicles leads to the single garage. A footpath from here leads to the main entrance and a gated entrance to the side providing access to the side and rear gardens.

The front garden is heavily stocked with a colourful array of plants, shrubs and bushes.

To the side of the bungalow is a paved area, again bordered by extensively planted flower beds with a useful wooden garden shed (measuring approximately 7' x 5') located behind the garage.

The westerly facing rear garden is completely enclosed and mainly lawned to a large paved patio with well stocked borders providing an ideal space for outside dining and enjoying the sunshine.

#### **SINGLE GARAGE**

15' 9" x 8' (4.8m x 2.44m)

Fitted with a metal up and over garage door; power and lighting.



#### **SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

#### **OUTGOINGS**

We understand this property is in band 'B' for Council Tax purposes.

#### **VIEWINGS**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

#### **DIRECTIONS**

From our Bere Alston office, proceed along Fore Street and continue along Station Road before turning left into Lockeridge Road and left again into Maynard Park. Turn immediately right into Sherrell Park and first left into Mayflower Close where the property will be found at the end of the cul-de-sac as indicated by a Mansbridge Balment 'For Sale' sign.

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**\* PL19, PL20, EX20**